

# Planning Commission

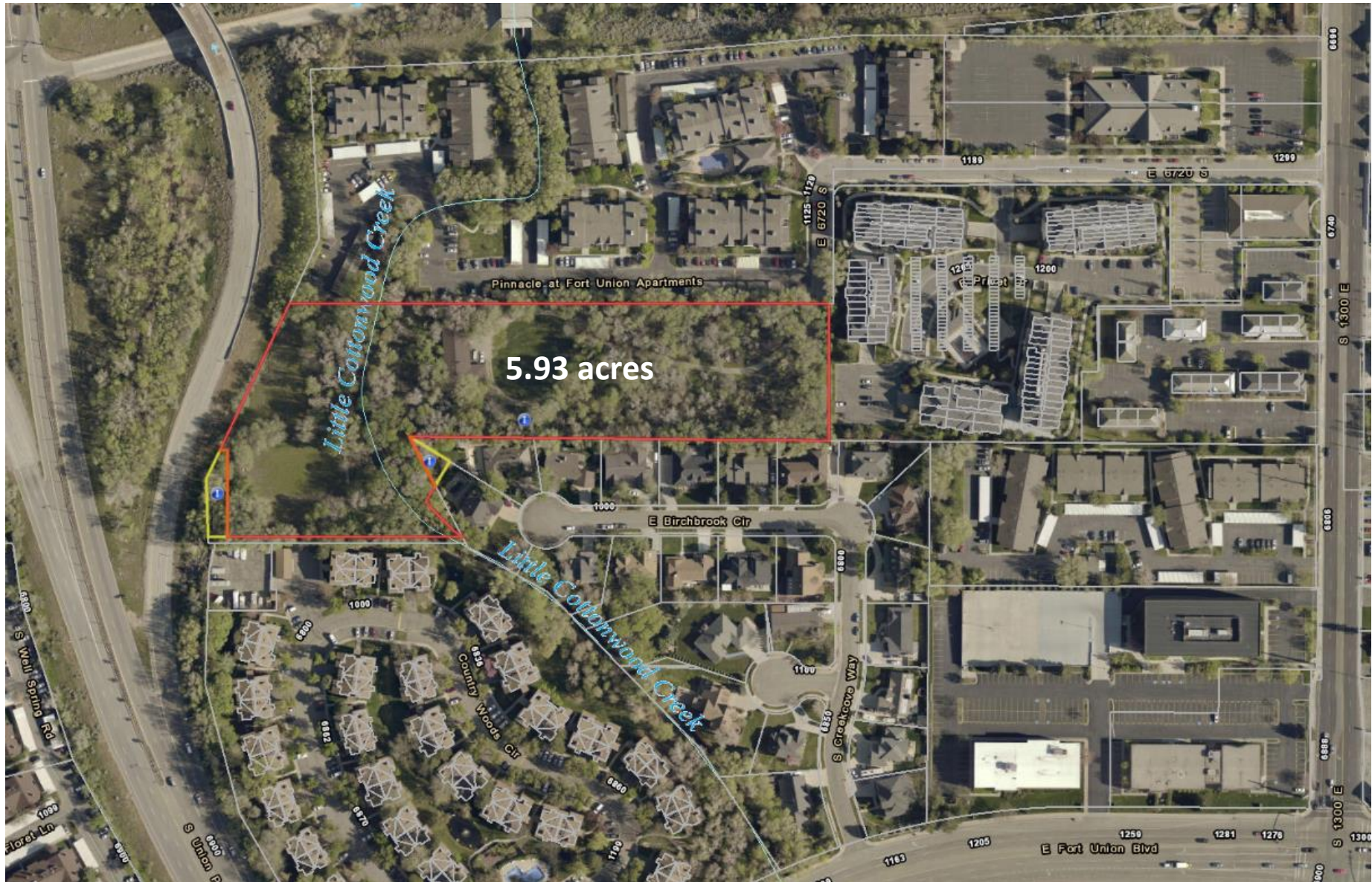
June 20, 2018

# PDD-18-001

Zone change from R-1-8 to PD-X (per 19.51, Planned Dev. District)

6784 South 1300 East

# Subject Property



# Background – General Plan

## **Community Vision Statement (1.4)**

- “Residents of Cottonwood Heights have chosen to live here because they enjoy the current quality of life, aesthetics, recreational opportunities, mix of land uses, and patterns of development that the City provides. The primary vision of the...General Plan is to ensure that these qualities are maintained and preserved.”
- “Residents insist on high-quality development and urban design.”

# Background – General Plan

## **Guiding Principles (1.5)**

- “Maintain the traditional single-family neighborhood as the predominant housing style.”
- “The Community wishes to protect low-density residential neighborhoods from incompatible uses.”
- “The city is interested in expanded opportunities for affordable owner-occupied and senior housing where such development is appropriate and consistent with zoning and neighborhood density.”

# Background – General Plan

## **Goals (1.6)**

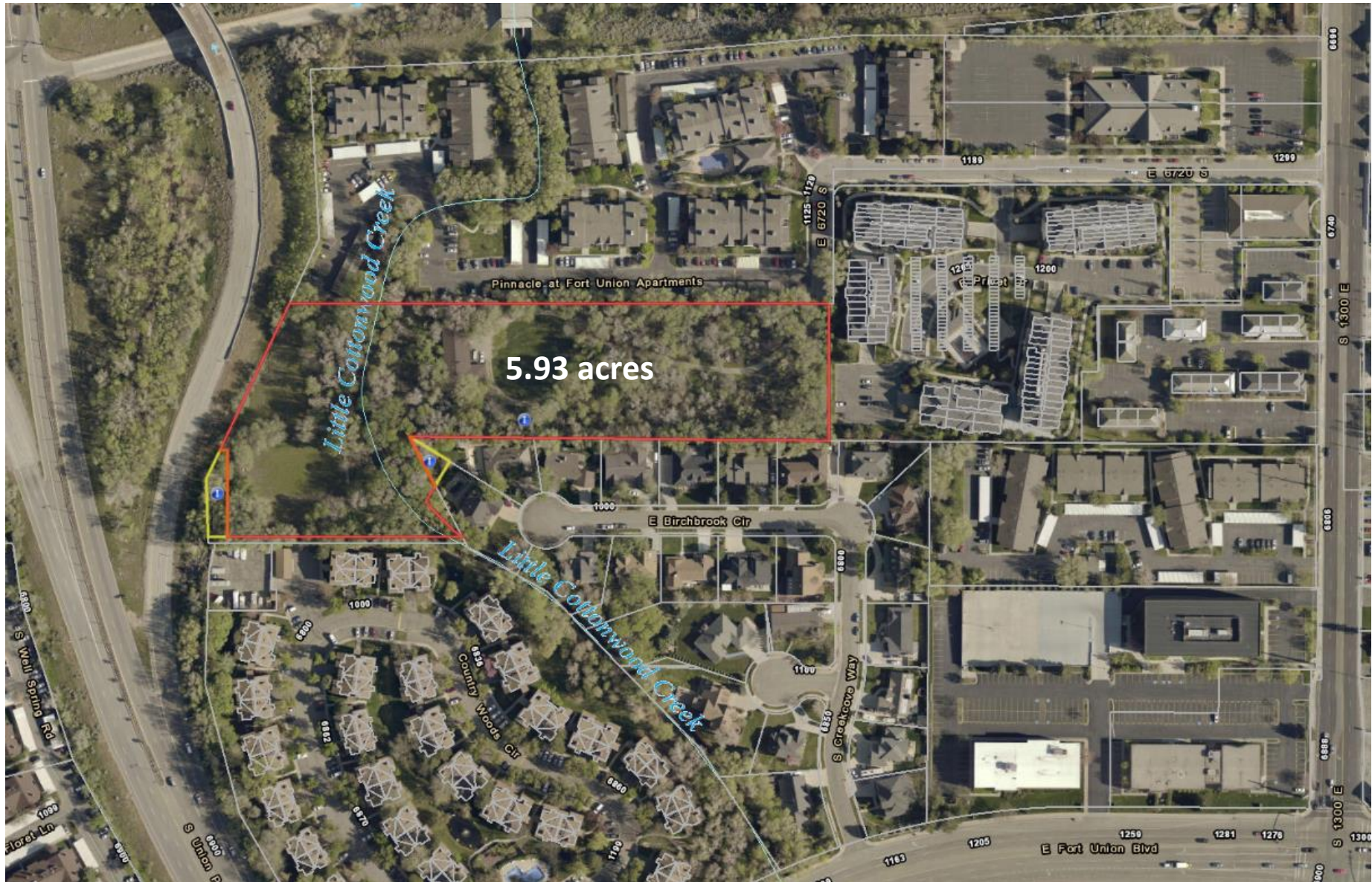
- “Preserve quality of life and existing image of city.”
- “Preserve current quality of life by maintaining an appropriate range of housing options and choices.”
- “Increase the vitality of neighborhoods by supporting owner-occupancy in selected zones, and where feasible, options for more senior housing.”
- “Ensure a smooth blend and integration of new residential development.”

# PDD Rezone Process

1. Pre-application conference
2. Concept Plan
3. Community Workshop
4. Draft application submittal
5. Official PDD zone change application
6. Planning Commission review and recommendation
7. Architectural Review Commission review for height > 50'
8. City Council review and decision

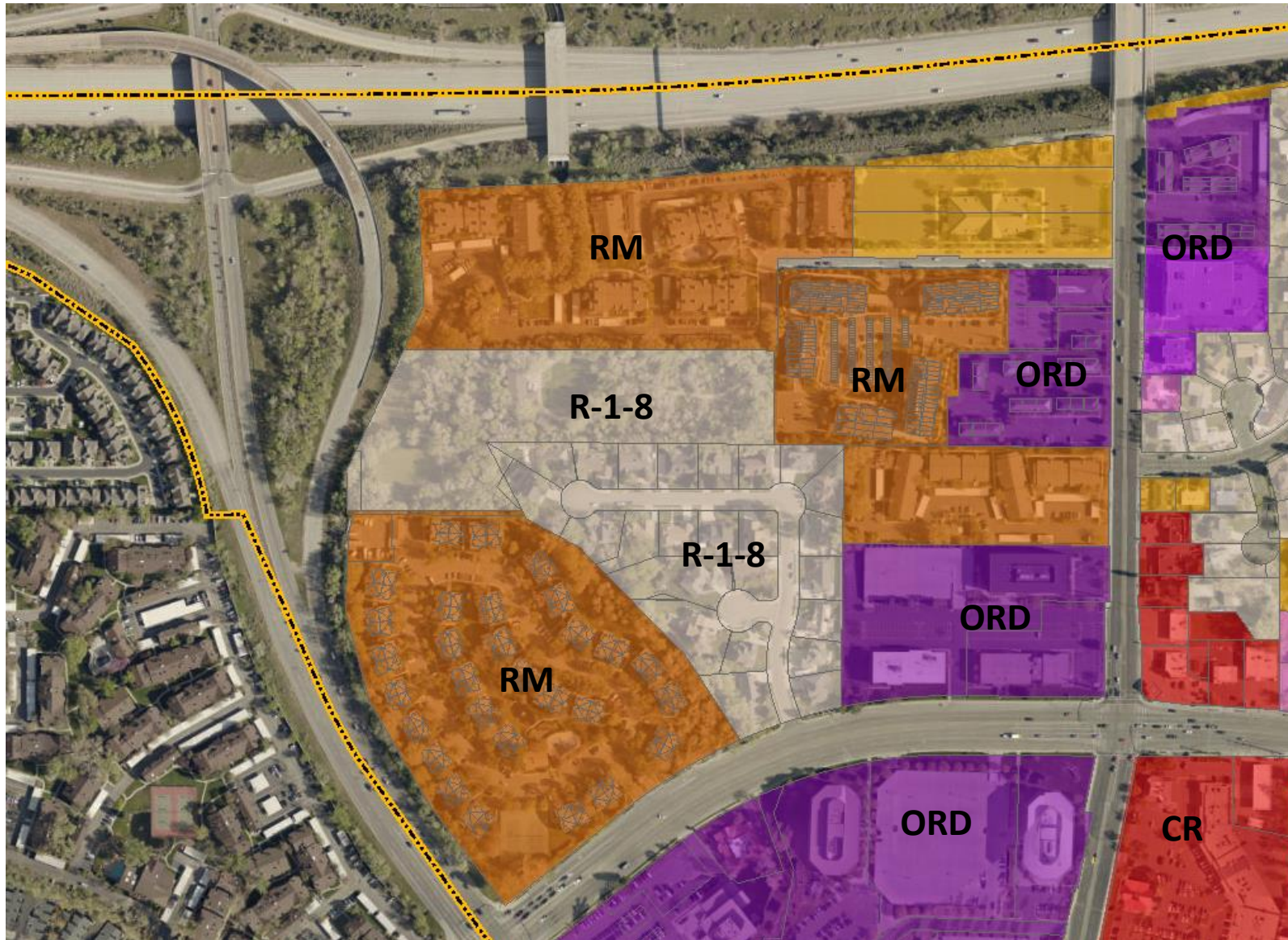


# Subject Property



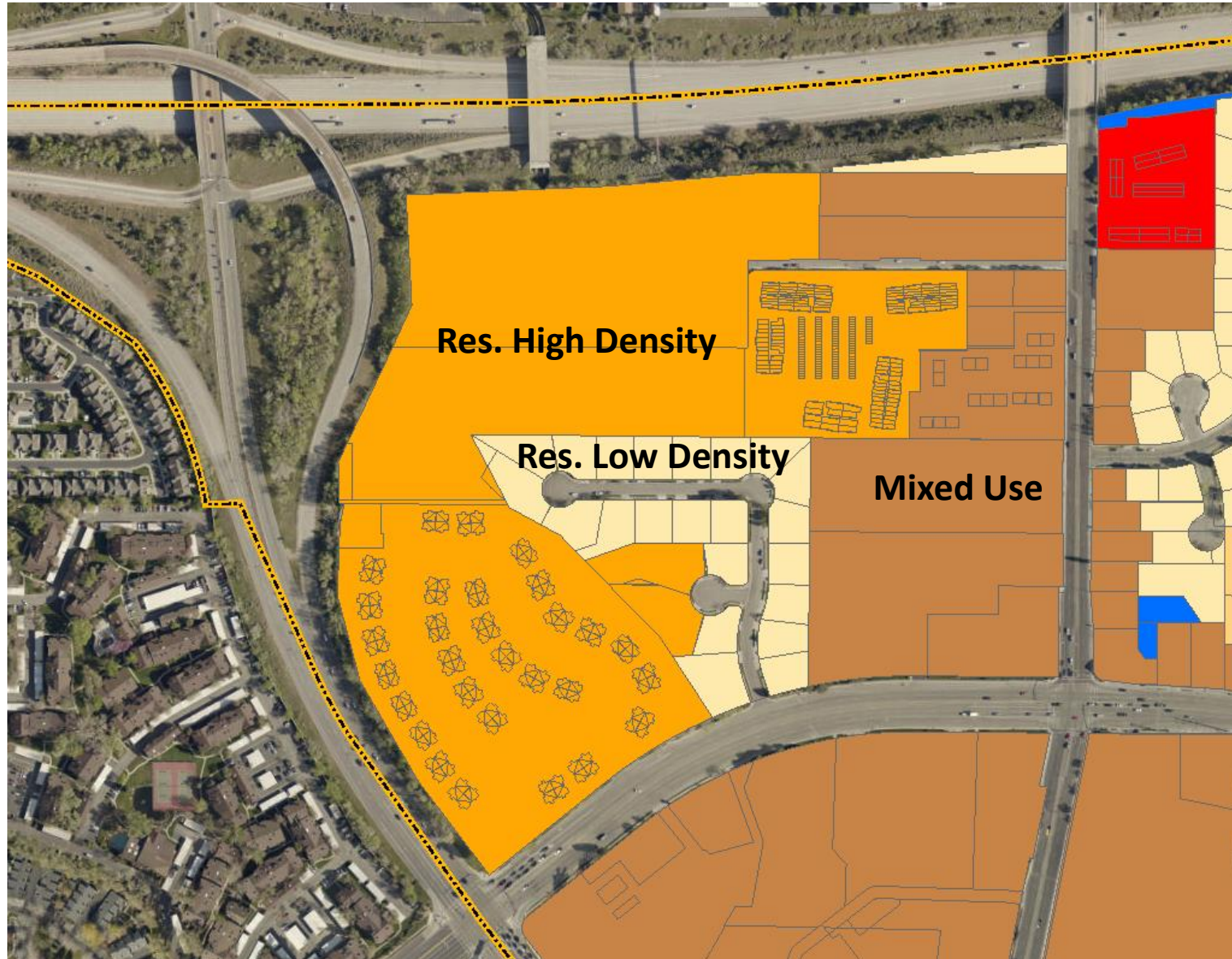


# Current Zoning



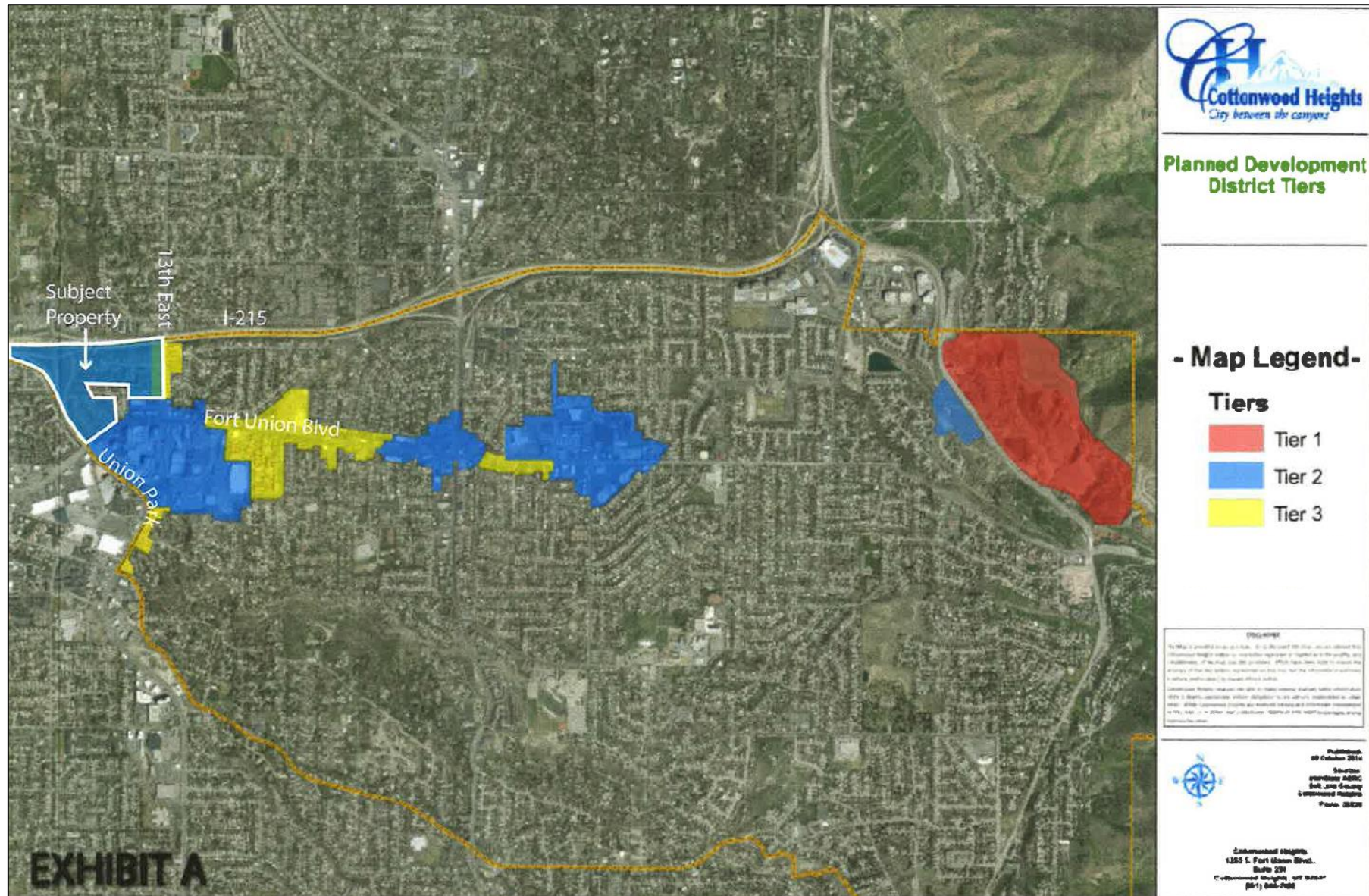


# Current Land Use Designation





# Planned Development District Tier Map





# Adjacent Residential Development



North – Pinnacle at Fort Union Apartments



# Adjacent Residential Development



East – Stone Haven Condominiums



# Adjacent Residential Development



South — Single-Family Neighborhood (Creekside Estates Sub)



# Adjacent Residential Development



South – Orchards at Countrywoods Condominiums

# PD-X Zone Proposal

- Allowed Uses:
  - Multi-family dwelling units
  - Live-work units
  - Home occupations
- Development standards:
  - Maximum height – 4 stories / 50' (excluding rooftop appurtenances)
  - Setbacks – as shown on Development Plan
  - Maximum lot coverage – 30%
  - Minimum architectural standards as depicted
- 21 Senior housing units (ANSI compliant, 10% price reduction)
- Lighting standards:
  - Maximum light level uniformity ratio – 4:1
  - Maximum light pole height – 20'
  - Building-mounted lighting not to exceed 18' in height
  - Maximum pedestrian-area lighting not to exceed 12' in height
- Signage
  - 2 monument signs no larger than 32 sq. ft. each
  - Interior wayfinding and building/amenity identification signage, per master sign program

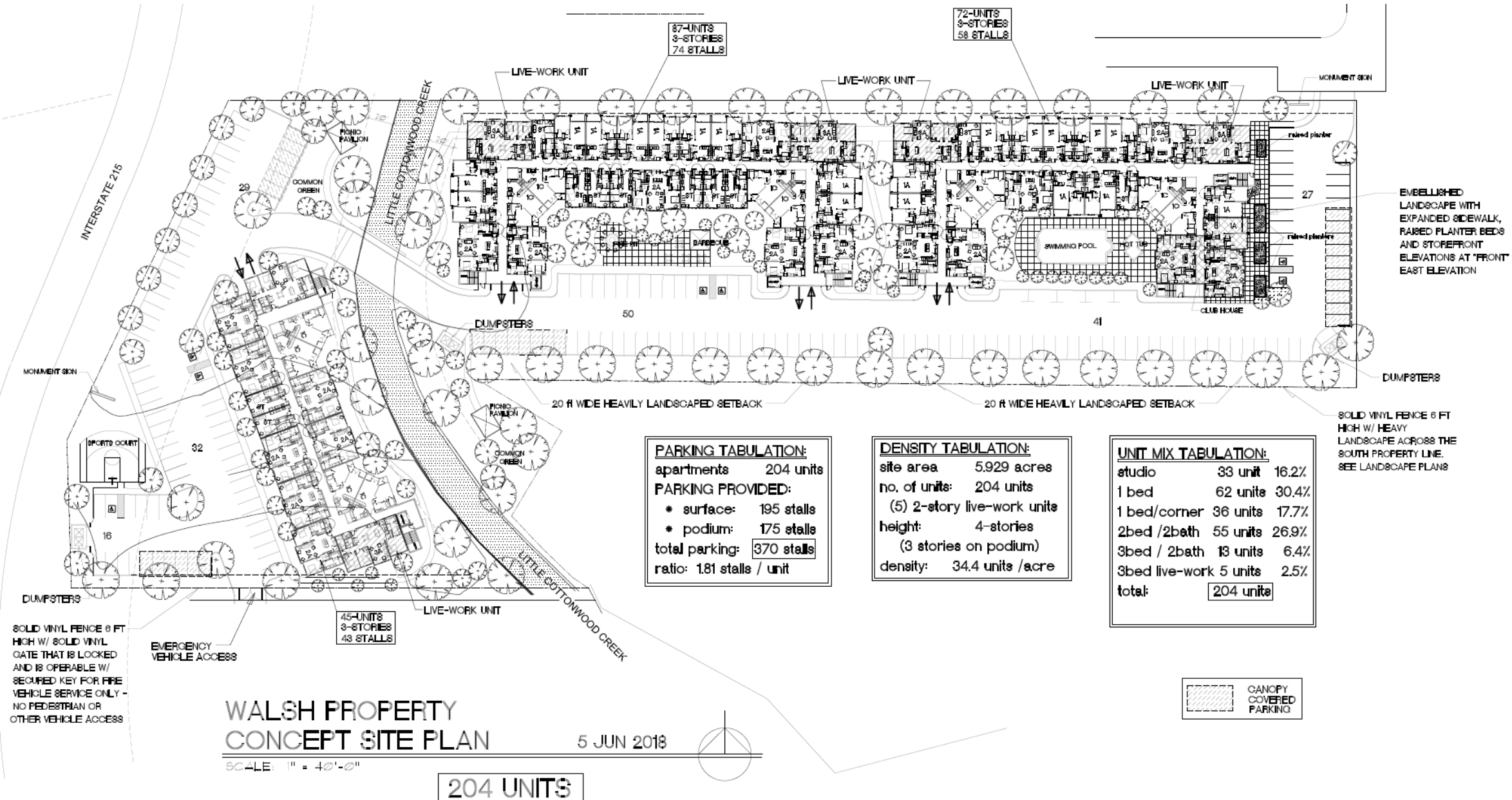


# Development Plan

## Development Information:

- Property size – 5.93 acres
- 3 multi-family residential buildings proposed
  - Building A – 27,000 sq. ft. / 4 stories (1 parking, 3 residential) / 70 residential units / 2 live-work units / 58 structured parking stalls
  - Building B – 29,170 sq. ft. / 4 stories (1 parking, 3 residential) / 85 residential units / 2 live-work units / 74 structured parking stalls
  - Building C – 18,085 sq. ft. / 4 stories (1 parking, 3 residential) / 44 residential units / 1 live-work unit / 43 structured parking stalls
- Lot Coverage – 28%
- Building Height – 42' (roof elevation) / 50' (parapet) / 54' architectural embellishments
- Setbacks
  - Front (east) – 80'
  - North side – 12-20'
  - South side – 70' adjacent to single-family; 10' adjacent to multi-family
  - Rear (west) – 60'
- Open space – 43%
- Landscaping – per landscape plan
- Parking – 370 stalls (175 structure; 195 surface)
- Senior Housing – 21 units (ANSI B compliant; 10% less than standard unit)
- Density – 33.6 units/acre (excludes live-work) / 34.4 units/acre (includes live-work)
- Access – primary access to 6720 S / emergency vehicle access proposed through Orchards at Country Woods Condominiums to the south (owner consent required)

# Site Plan



# Building Elevations



BUILDING A SOUTH ELEVATION



BUILDING B SOUTH ELEVATION



BUILDING C EAST ELEVATION



# Landscaping Plan



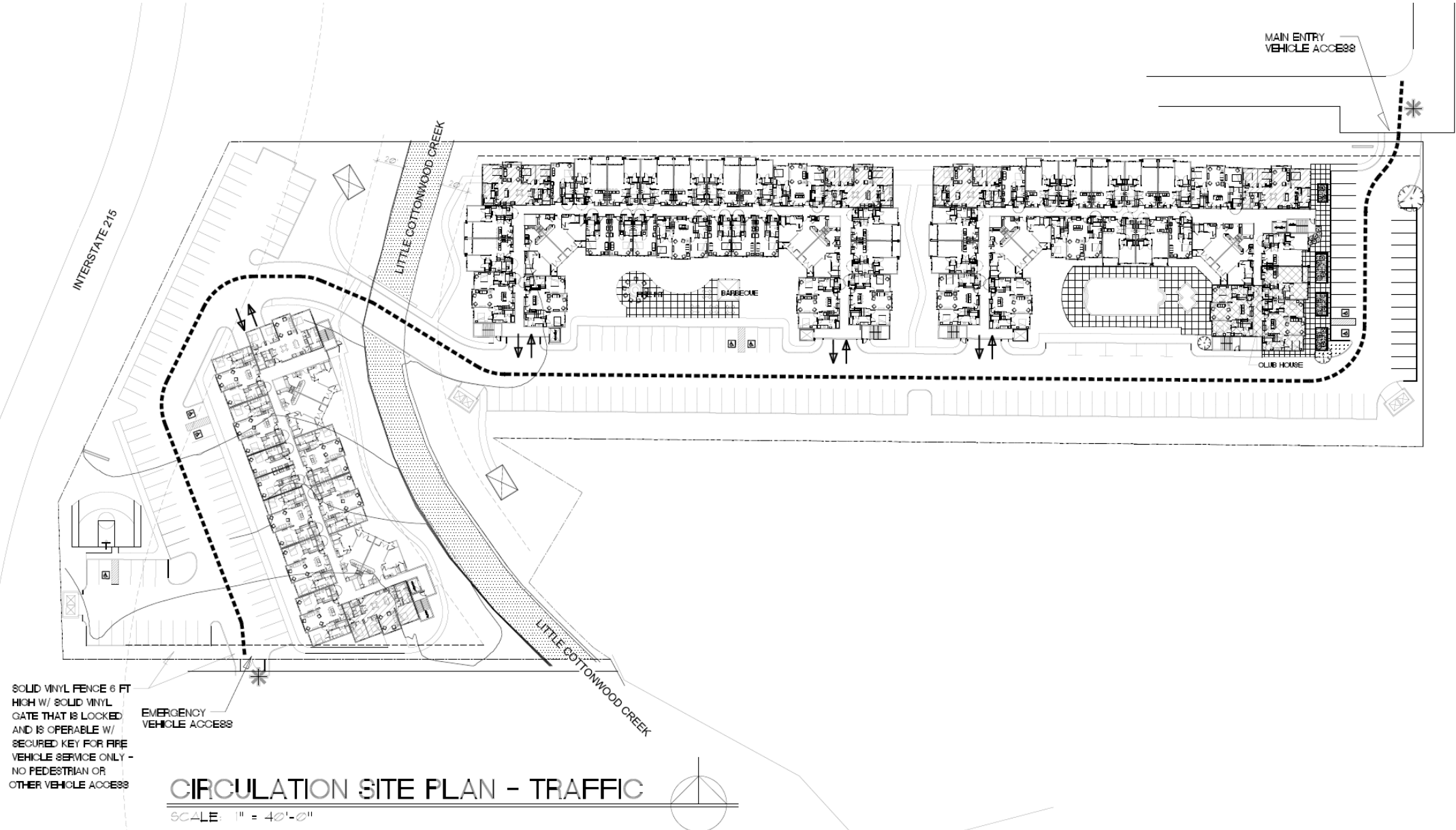


# Landscaping Plan

## Landscaping Information:

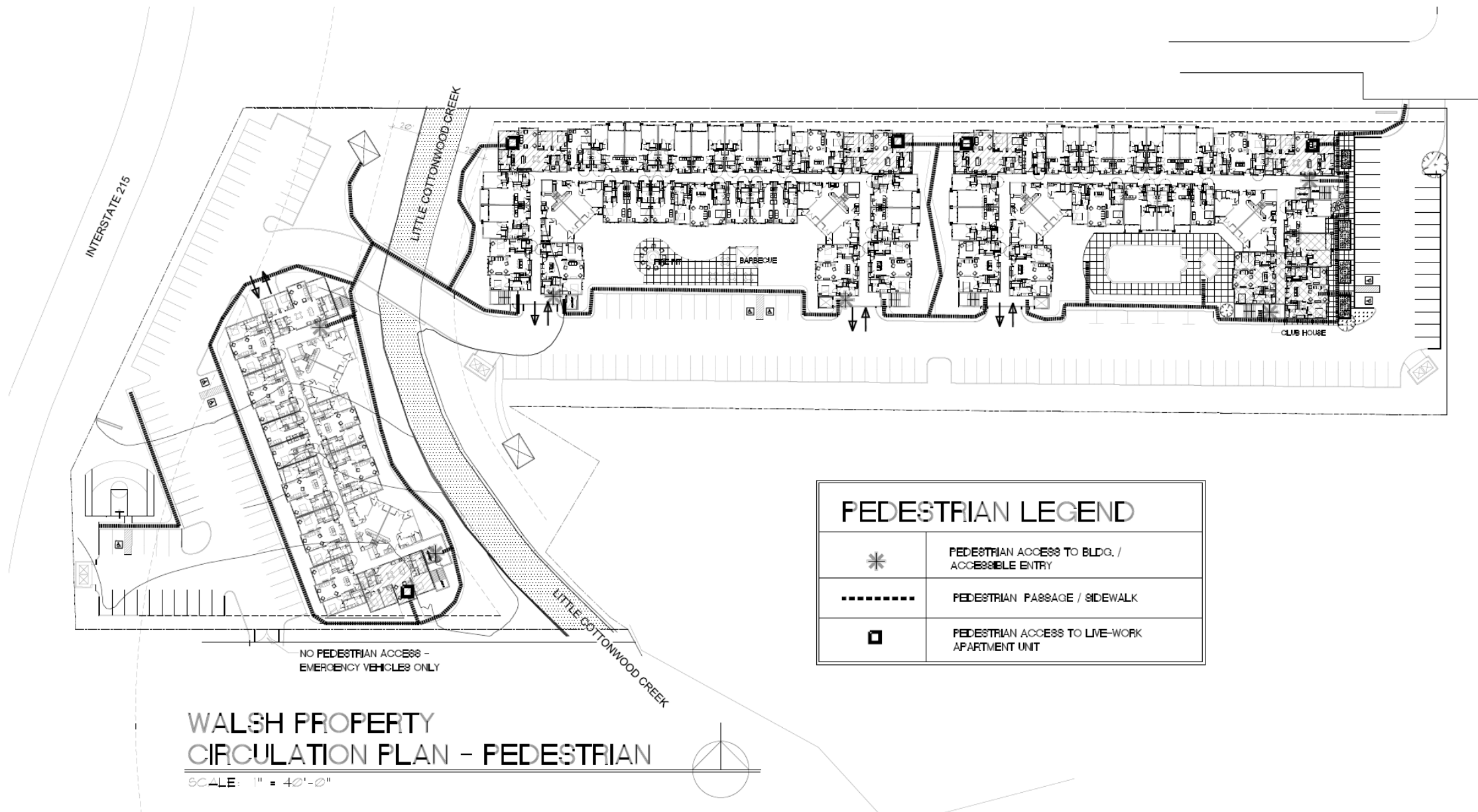
- 20' buffer adjacent to single-family neighborhood.
- New trees (7-10' when planted; 30-50' at maturity)
- Solid 6' boundary fence
- Other landscaping per landscaping plan
- Preservation of existing trees where possible

# Traffic Plan

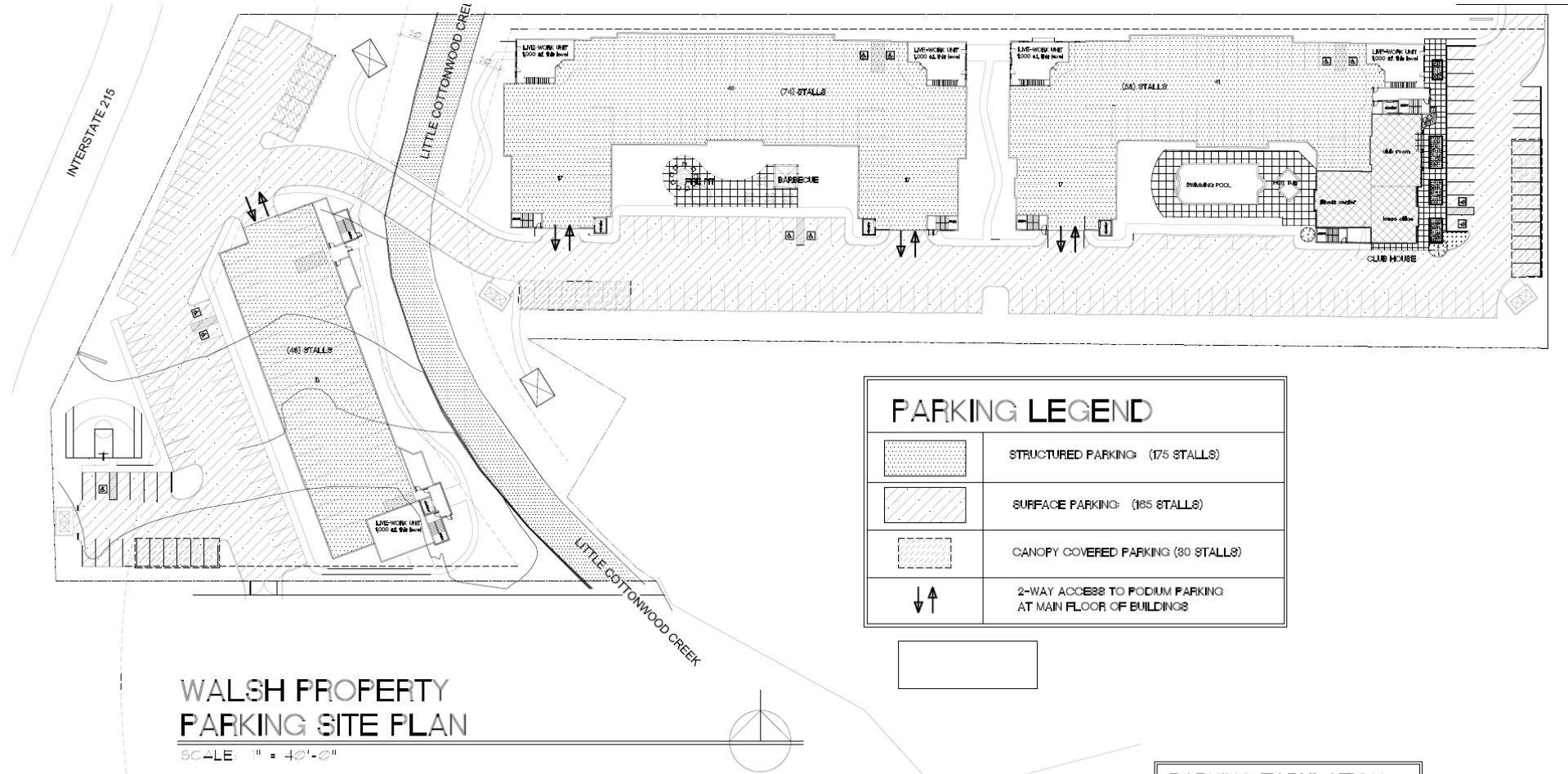




# Pedestrian Circulation Plan



# Parking Plan



## WALSH PROPERTY PARKING SITE PLAN

SCALE: 1" = 40'-0"

### PARKING TABULATION:

apartments 204 units

### PARKING PROVIDED:

\* surface: 165 stalls

\* podium: 175 stalls

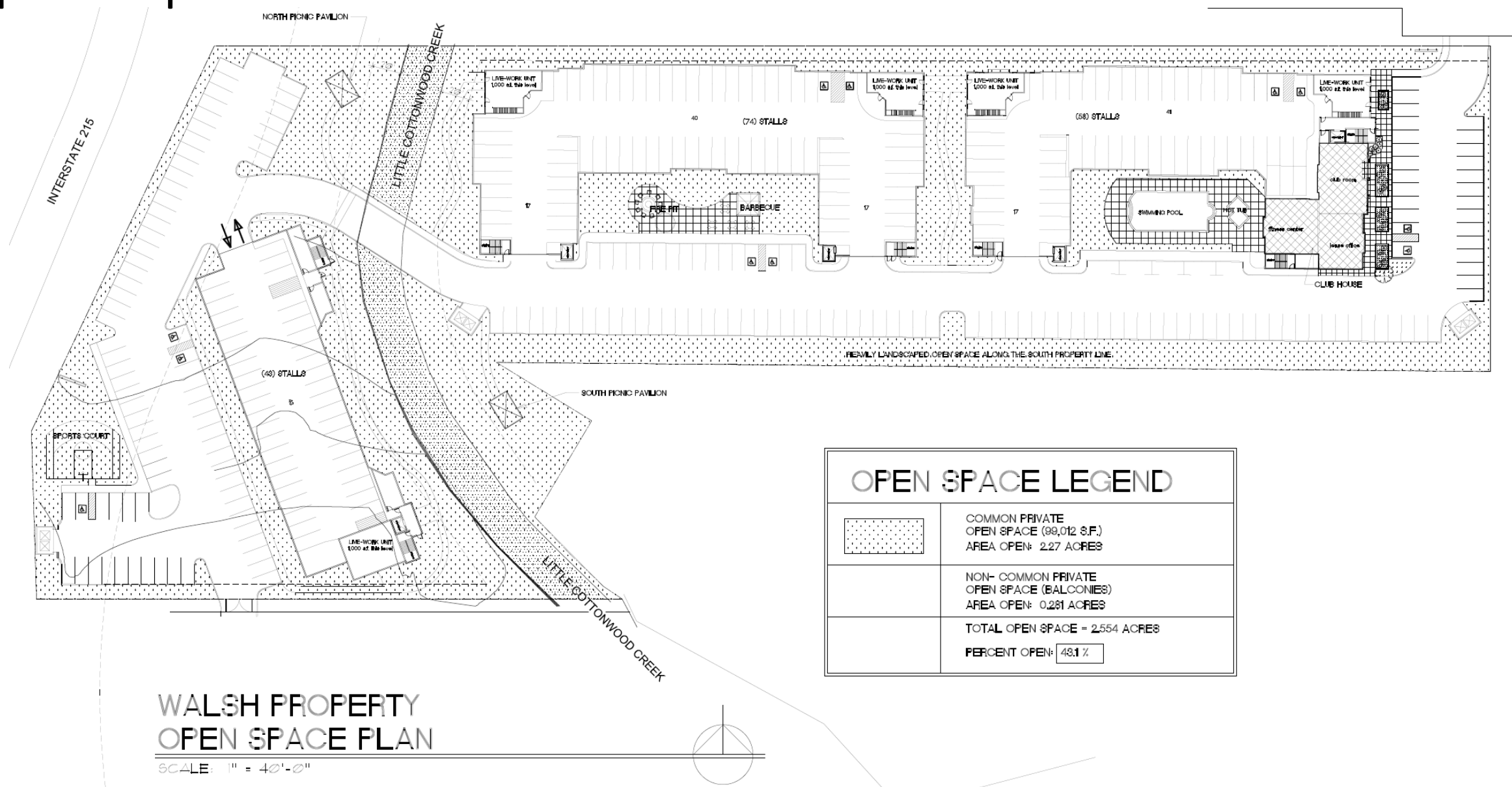
\* carport: 30 stalls

total parking: 370 stalls

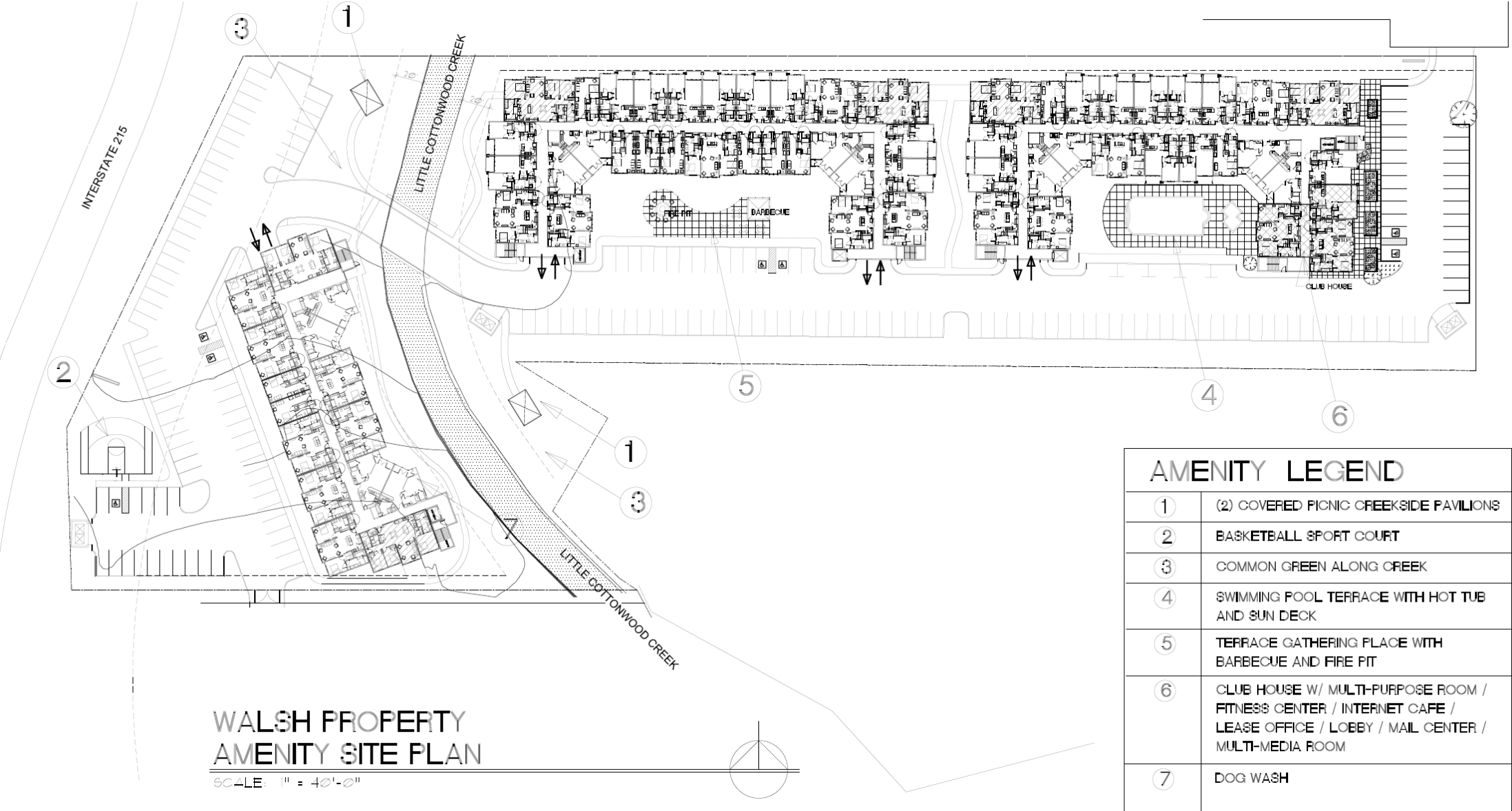
ratio: 1.81 stalls / unit



# Open Space Plan

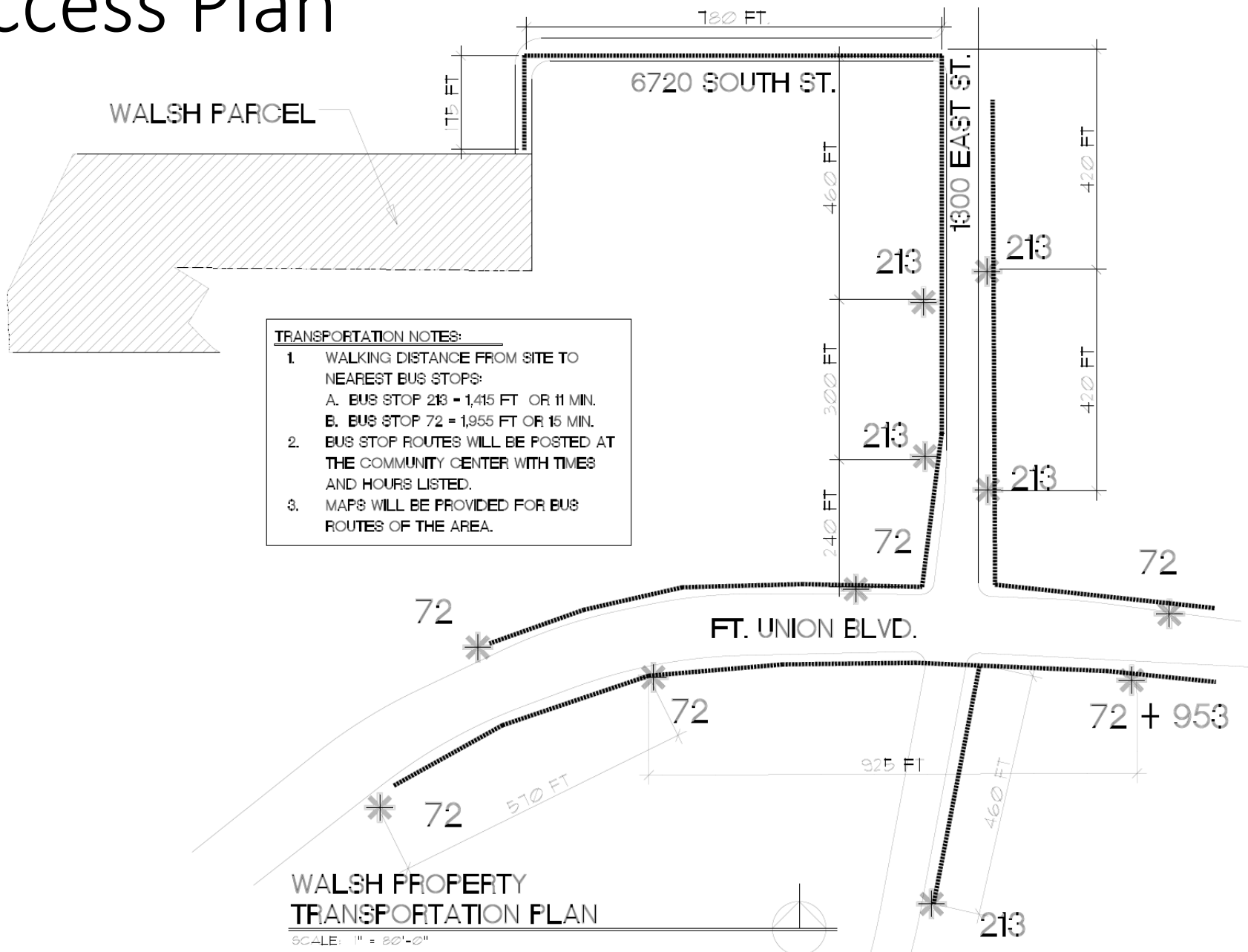


# Amenities Plan

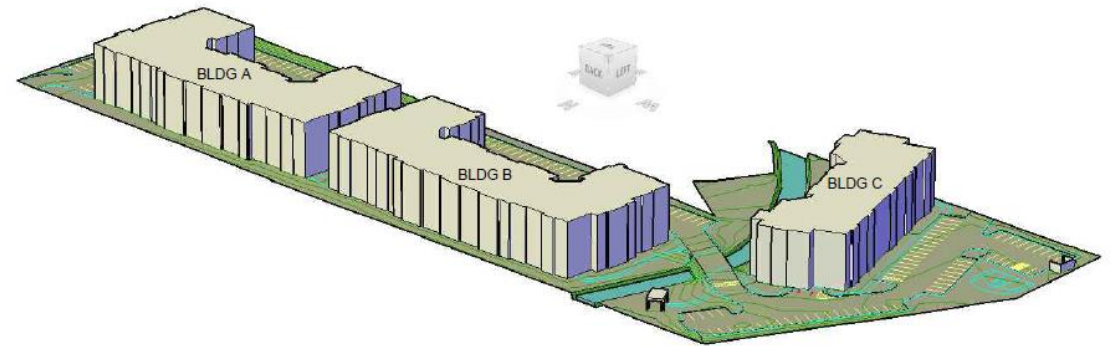
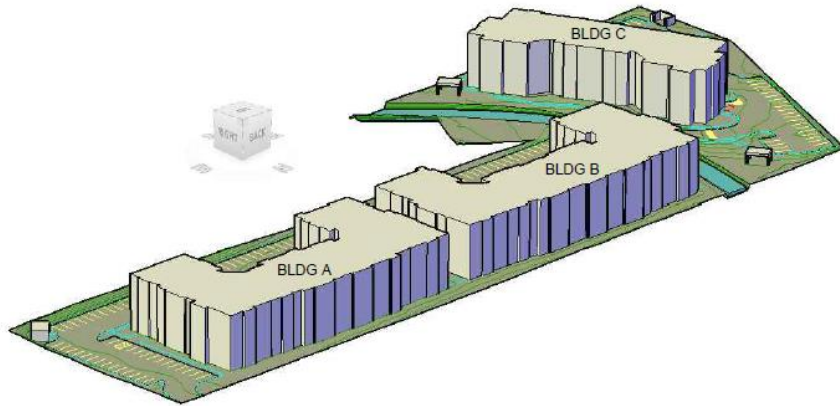
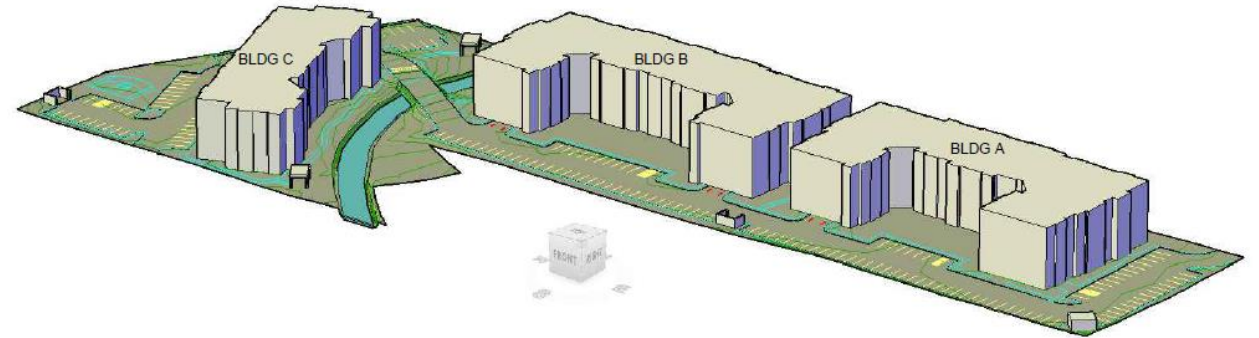
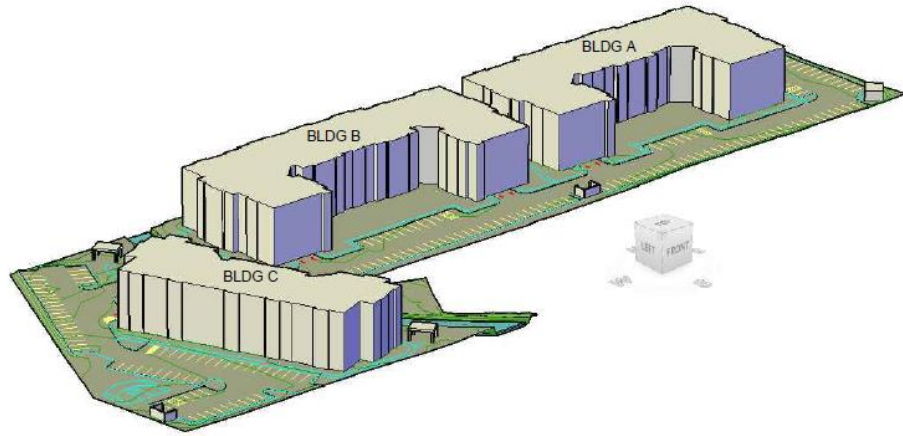




# Transit Access Plan

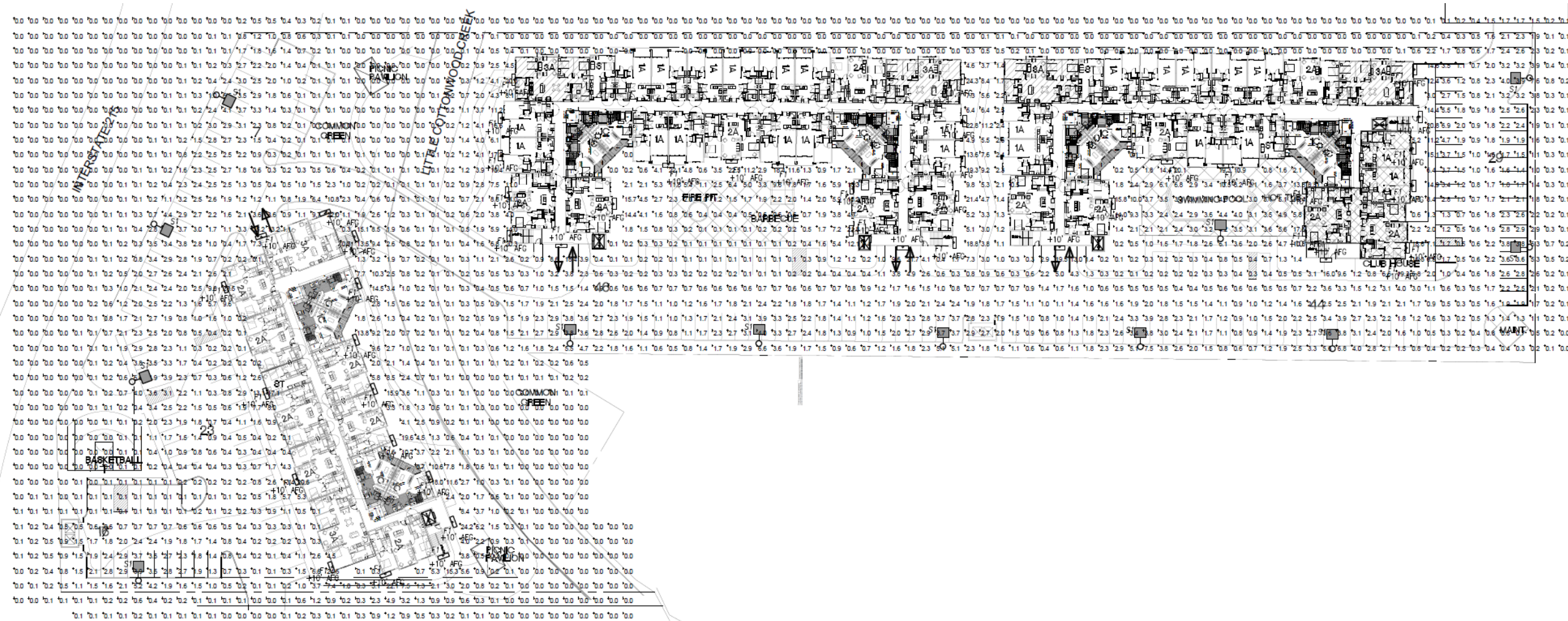


# Site Massing Exhibit





# Photometric Plan



# Traffic Study

- Study completed in May 2018 by Hales Engineering
- Traffic counts taken between 7:00-9:00 a.m. and 4:00-6:00 p.m. on a weekday
- Projected additional daily trips – 1,112
  - Morning peak – 74 trips
  - Evening peak – 90 trips
- Existing level of service (6720 S & 1300 E) – LOS C
- Project level of service with proposal – LOS D
- Level of service C – ‘stable operations / acceptable delays’
  - Average intersection delay – 15-25 seconds per vehicle
- Level of service D – ‘approaching unstable flows / tolerable delays’
  - Average intersection delay – 25-35 seconds per vehicle
- Recommended mitigation of study – paint a 100’ left-turn queue lane on 6720 S
  - The study states that mitigation measures to increase level of service are warranted for LOS E and F